

PLANNING AND ZONING COMMISSION

April 7, 2015
7:30 pm
Council Chambers

ROLL CALL

Commissioners Present: R. Davis, Huddleston, Loyd, McDowell, Woolery, Vice-Chairperson
Romine, and Chairperson Harris
Commissioners Absent: Best, Burney, and L. Davis
Staff Present: Joel Hornickel Director of Planning and Development
William Duston City Attorney
Tara Norback Planning Assistant
Kim Varner Planning Assistant

1. Approve Agenda.

Recommended Action: Approve the format of the April 7, 2015 agenda.

MOTION:

Motion by Vice-Chairperson Romine and seconded by Commissioner Loyd, and unanimously carried to approve the April 7, 2015 agenda.

PUBLIC COMMENTS

REGULAR AGENDA ITEMS

2. Approve Minutes.

Recommended Action: A) Approve the minutes of the January 6, 2015 study session meeting.
B) Approve the minutes of the January 6, 2015 regular meeting.

MOTION:

Motion by Commissioner Loyd and seconded by Commissioner McDowell, and unanimously carried to approve the minutes of the January 6, 2015, Planning and Zoning Commission study session and regular meeting as presented.

OLD BUSINESS

PUBLIC HEARING AGENDA ITEMS

3. Request for a Special Use Permit to Allow the Displaying of Wares on the Property Located at 3300 Gretna Road, Branson, Missouri.
Project No. 15-1.1 (15-00100001)
Applicant: Coleman Factory Outlets

Mr. Hornickel presented the staff report as filed with the Planning and Development Department.

Chairperson Harris asked if there were any other areas in the City where something similar existed.

Mr. Hornickel stated this was the first request for a special use permit to display wares.

Chairperson Harris asked if any of the Commissioners had any other questions of staff.

Commissioner R. Davis asked if the proposed tents would be permanent or if they would be put up and taken down along with each instance.

Mr. Hornickel stated the tents would go up and down with each instance.

Commissioner R. Davis stated he would have an issue if the tent was up all the time.

Mr. Hornickel stated it had been staff's understanding the tents would go up and down.

Commissioner Loyd asked if the applicant would have a twenty-five day a year limit.

Mr. Hornickel stated there should be a limit.

Commissioner R. Davis stated a limit would be for the display of wares.

Mr. Hornickel stated the limit was for the display of wares. He also stated the tent permit would be related to the Fire Department more than it being tied to the applicant's request.

Chairperson Harris asked if any of the Commissioners had any other questions of staff; there was no response. He then asked if the applicant or their representative was present to speak in regards to the request.

Mr. Josh Bills approached and stated he was the store manager for the local Coleman Factory Outlet. He stated their tent would come up and down with each instance. He stated their events lasted five days which included setting up the tent one day in advance for product display. He stated the tent will be removed the day after the sale or the day of the sale depending on the tent installer's schedule. He asked if condition three regarding no more than twenty-five days of displaying wares could be increased. He stated his company has required unplanned sales in the recent past which he would like to be considered above the twenty-five days. He stated the Coleman truck driver typically travels from one event to another, and if they have a three to four day period between events, the company will have them drop in and have a sale. He stated he did not have the option to decline his corporate office's request. He stated he would like more leniency in the number of days so as to accommodate six larger sales and the possibility of some smaller sales throughout the year.

Commissioner Loyd asked if there was any issues with increasing the number of days.

Mr. Hornickel stated there was no issue increasing the number of days. He stated the suggested number of days was solely based on previous discussions with the applicant. He stated staff would not be disagreeable to increasing the amount.

Commissioner Loyd asked the applicant how many days he would prefer to have.

Mr. Bills stated thirty-four days would be preferred so they could accommodate smaller events and a black Friday sale if the weather is agreeable.

Chairperson Harris asked if thirty-four days would be an acceptable amount.

Mr. Bills stated it would.

Commissioner Loyd asked if the recent Coleman trailer sale had required and received approval.

Mr. Hornickel stated the sale fell on a weekend and there were currently no regulations which do not allow a semi to park within a parking lot. He stated staff was pleased the applicant had come before the Commission to obtain the necessary Special Use Permit.

Chairperson Harris stated the applicant would now attempt to stay within the twenty-five to thirty-four days a year depending on the Commission's desire.

Commissioner Loyd asked why the applicant would be required to provide ten days' notice for their tent, but none with a truck.

Mr. Hornickel stated the ten days was a starting point in the discussion which was to make sure tent permits were issued and inspected by the Fire Department. He stated staff would not be disagreeable if the amount needed to change.

Commissioner McDowell asked the applicant if he would have enough time to provide the City with notice when a trailer arrives.

Mr. Bills stated he would not be able to have ten days. He stated he had spoken with Mr. Hornickel prior to the trailer coming, but it had been less than ten days.

Commissioner McDowell stated it would be suitable to provide some notice even though inspections would not be needed when a truck comes to the property as opposed to a tent.

Mr. Hornickel stated staff would accept if the applicant could notify staff by at least the Monday prior to an event for sufficient notice.

Mr. Bills stated four days' notice would be feasible.

Commissioner R. Davis stated the request fit the location and the business, but he also wanted to acknowledge the request was not in the best interest of those who invest in bricks and mortar business. He stated he did not want the City to allow a mass movement toward parking lot sales every weekend. He stated the thirty-four day amount and the use of the semi-trailer for sales seemed close to crossing the line.

Mr. Bills stated he understood the statement. He stated his outdoor sales made up over thirty-five percent of his annual business. He stated the Coleman Outlet store would not exist without the outdoor sales.

Commissioner R. Davis stated since the Coleman Outlet was a permanent business, the Commission was willing to make the allowances for his business.

Commissioner Loyd asked if the applicant was being restricted to the indicated area on the map, or to any other area in the parking lot.

Mr. Hornickel stated staff had identified the area within the property for this use. He stated the proposed area was larger than their previous location and it would not block one of their main drive lanes within the parking lot.

Mr. Bills stated he was concerned with the location of the proposed area. He stated the previous location had been able to be completely blocked off from vehicular traffic and the new area would be accessible on multiple sides to vehicular traffic and difficult to control. He stated security would be a concern since cars would be near the product. He stated the traffic flow would be another concern as the previous location forced cars down the main drive and then allowed them to circle around to use the center parking area. He stated the proposed area would cause drivers to stop within the main drive which could then cause traffic on Gretna to back up. He stated the electric for the cash register had been located within the same area, but with the new area they would have to run extension cords across the parking lot. He stated the parking lot was more slanted within the new area and the tent

company would need to also relocate the permanent anchors which they had installed. He asked if the Commission would reconsider the required fifty foot setback from the property line as it would not benefit his situation.

Chairperson Harris asked what had been done for other requests regarding the fifty feet.
Mr. Hornickel stated the code was very specific for the setback to be no less than fifty feet.

Chairperson Harris asked if the fifty feet distance would be measured from the curb on Gretna Road.

Mr. Hornickel stated the distance would be measured from the property line.

Chairperson Harris asked if the distance as shown was sixty feet from the property line to the identified area.

Mr. Hornickel stated there was approximately sixty feet because there was approximately twenty feet of green space, twenty feet of parking and twenty feet of drive lanes more or less.

Mr. Bills stated safety was his biggest concern since cars would be able to pull up next to the product and children would be within the area. He stated the proposed area would occupy eight more parking spaces than the previous area had used.

Commissioner Loyd asked if the City had considered safety by placing the area away from the road to prevent traffic disruptions and cars from slowing down on Gretna Road.

Mr. Hornickel stated safety had been the main emphasis when the fifty foot requirement was adopted.

Mr. Bills stated he had spoken with a Captain from the Branson Police Department regarding the proposed location. He stated the Captain also had traffic flow concerns with the new location.

Chairperson Harris stated the Commission would be unable to issue a Special Use Permit that overrode current codes. He stated the Commission was open to suggestions if another location was preferable that would still meet the fifty foot requirement. He stated the applicant could also work with staff to identify an alternative idea.

Mr. Hornickel stated the tent could be moved within the designated space.

Mr. Bills stated he was concerned with where to locate their register for electricity and prevent theft. He stated the special use permit would be essential for the store to remain in business. He stated the proposed location for the leather shop's tent would also not be feasible as they typically put it up on the sidewalk in front of their store. He stated the owner would have to have another employee and purchase another register by moving the tent to the parking lot area.

Chairperson Harris asked if the code had any requirements pertaining to proximity.

Mr. Hornickel stated the displaying wares ordinance required a pedestrian path of at least three feet in width. He stated if the leather store could maintain such an area, their tent could be located in their previous location.

Mr. Michael Anderson approached and stated he was the owner of the Leather Trading Company. He stated his sales would occur at the same time as the Coleman Outlet. He stated he utilized the same tent company as Coleman Outlet. He stated the sixteen by sixteen foot tent would be located over the sidewalk in front of their store within an area approximately fourteen feet wide by thirty feet long. He stated customers would be able to walk through the tent into their store. He stated the intent of having the tents was to attract the attention of customers from the Coleman's area to their store and then into the entire mall itself.

Chairperson Harris stated a three foot walking area would be required either through or around the tent.

Mr. Hornickel stated a three foot aisle and a clearance of eight feet under the tent would be regulations they would need to meet.

Mr. Anderson asked why there was a need for at least eight feet of head clearance.

Mr. Hornickel stated it was a requirement of the code so a pedestrian did not hit their head.

Commissioner Loyd asked whether the leather store could continue operating the same or if they would have to change.

Mr. Hornickel stated if the three foot wide pedestrian way and eight foot overhead clearance was maintained, then they could maintain their existing tent location.

Mr. Anderson asked if the three foot of clearance needed to be in a specific location.

Mr. Hornickel stated it did not matter so long as there is a way for a pedestrian to walk through the space.

Commissioner R. Davis asked if the tent would be permanent.

Mr. Anderson stated the tent would be removed at the end of each sale just as Coleman Outlet's tent. He stated the larger tent would be more sturdy and safer than the ten foot by ten foot tents.

Chairperson Harris asked if any of the Commissioners had any other questions; there was no response. He then stated a modification to the site plan would be needed.

Mr. Hornickel stated it would be beneficial to identify the revised location for the Leather Trading Company's tent.

Mr. Anderson pointed to the location of his store on the screen.

Mr. Hornickel stated staff would modify the aerial exhibit to include the additional space for the Leather Trading Company.

Chairperson Harris asked if any of the Commissioners had any other questions for the applicant; there was no response. He then asked if there was anyone else that wished to make a comment or ask a question related to the item; there was no response. He asked if any of the Commissioners had any other questions.

Commissioner McDowell asked if they needed to make an amendment for the days.

Mr. Hornickel stated there had been two suggestions made during the applicant's presentation. He stated the first had been to change the amount of dates in condition number three, from twenty-five to thirty-four. He stated the second had been to reduce the number of days from ten to four in condition number four.

Vice-Chairperson Romine asked if the staff report need to be changed to reflect the proposed modifications.

Mr. Hornickel stated it did not as it was the staff's information presented at that moment in time and what mattered more were the conditions within the resolution.

Mr. Anderson asked if staff would still need to be notified before each sale if they were able to provide a list of dates at the beginning of the year.

Mr. Hornickel stated if a schedule could be provided for the entire season, then the notice requirement would be met.

Commissioner McDowell stated the list would not be able to include the unexpected trucks.

Mr. Hornickel stated communication with staff was largely to benefit the Fire Department so proper notification could be given in the event of severe weather.

Chairperson Harris asked if any of the Commissioners had any other questions; there was no response. He entertained a motion. He asked if anyone wished to make a modification to the numbers from the twenty-five days per calendar year and then the ten days of notice.

Commissioner Woolery asked if the location of the tent being changed needed an amendment.

Mr. Hornickel stated if the Commission could make the motion to modify the exhibit, it would be beneficial.

Commissioner Woolery asked if the other tent location needed to be modified as well to allow it to be closer to Gretna Road as the applicant had requested.

Commissioner Huddleston stated the location of the tent was dictated by code, and any change to the distance would need to be modified by City Council through a code amendment.

Mr. Bills asked what the process was to modify code.

Mr. Hornickel stated the process for an ordinance change would include a presentation before the Planning and Zoning Commission followed by two meetings before the Board of Aldermen. He stated an application was available in the Planning and Development Department at any time.

Chairperson Harris entertained a motion for amendments related to the three discussed items.

Commissioner McDowell made a motion to amend condition number three from twenty-five days to thirty-four days and condition number four from ten days to four days.

Chairperson Harris asked about the modification of the exhibit.

Commissioner McDowell stated the tent's location was to be moved to the sidewalk area.

MOTION:

Motion by Commissioner R. Davis and seconded by Vice-Chairperson Romine to approve Resolution 15-1.1.

Motion by Commissioner McDowell and seconded by Vice-Chairperson Romine to approve amendments to Resolution 15-1.1.

AYES: Commissioners R. Davis, Huddleston, Loyd, McDowell, Woolery, Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Commissioners Best, Burney and L. Davis

Motion to approve the amendments to Resolution 15-1.1 carried with a 7-0 vote.

AYES: Commissioners R. Davis, Huddleston, Loyd, McDowell, Woolery, Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Commissioners Best, Burney and L. Davis.

Motion to approve Resolution 15-1.1 as amended carried with a 7-0 vote.

4. **Request for R-3 Multiple-Family Dwelling District Zoning for the Properties Located at 175 Meadow Brook, Unit 1 and Garage 5, Branson, Missouri.**
Project No. 15-2.1 (15-00200001)
Applicant: Roy Allen & Connie S. Henry

Mr. Hornickel presented the staff report as filed with the Planning and Development Department.

Chairperson Harris asked if any of the Commissioners had any questions of staff.

Vice-Chairperson Romine asked if the zoning would allow the property to operate as it had been.

Mr. Hornickel stated it would and the zoning was simply a follow up to the recent annexation process.

Chairperson Harris asked if any of the Commissioners had any other questions of staff; there was no response. He asked if there was anyone else that wished to make a comment or ask a question related to the item; there was no response. He asked if any of the Commissioners had any other questions; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Huddleston and seconded by Commissioner McDowell to approve Resolution 15-2.1.

AYES: Commissioners R. Davis, Huddleston, Loyd, McDowell, Woolery, Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Commissioners Best, Burney and L. Davis

Motion to approve Resolution 15-2.1 carried with a 7-0 vote.

5. **Request to Repeal Ordinances 2005-132 and 2005-133 Resulting in a Zoning Change from PD Planned Development to C Commercial District for the Properties Located at 3701 West State Highway 76, Branson, Missouri.**
Project No. 15-3.1 (15-00300001)
Applicant: Faith Life Church

Mr. Hornickel presented the staff report as filed with the Planning and Development Department.

Chairperson Harris asked if any signage had been installed on the referenced property along State Highway 76.

Mr. Hornickel stated the properties have remained undeveloped.

Chairperson Harris asked if any of the Commissioners had any other questions of staff; there was no response. He then asked if the applicant or their representative was present to speak in regards to the request; there was no response. He asked if there was anyone else that wished to make a comment or ask a question related to the item; there was no response.

Mr. Hornickel stated staff had spoken with French Quarter, specifically Scott Wiest, regarding any questions or concerns they might have regarding the item. He stated Mr. Wiest had shared they had none and understood what was being done and the reasons for the request. Mr. Hornickel stated Faith Life Church had gone through quite a process to clean-up their property, and they had been exceptional to work with and pleased on behalf of the church for the process to almost be completed.

Chairperson Harris asked if any of the Commissioners had any other questions; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner McDowell and seconded by Commissioner Woolery to approve Resolution 15-3.1.

AYES: Commissioners R. Davis, Huddleston, Loyd, McDowell, Woolery, Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Commissioners Best, Burney and L. Davis

Motion to approve Resolution 15-3.1 carried with a 7-0 vote.

6. **Request for a Zoning Change from R-3 Multiple-Family Dwelling District to C Commercial for the Property Located at 201 North Third Street, Branson, Missouri.**
Project No. 15-3.2 (15-00300002)
Applicant: Dylan & Oliver Inskeep

Mr. Hornickel presented the staff report as filed with the Planning and Development Department.

Chairperson Harris asked if any of the Commissioners had any other questions of staff; there was no response. He then asked if the applicant or their representative was present to speak in regards to the request.

Mr. Dylan Inskeep approached and stated he was the owner. He stated their goal was to zone the property D downtown since it was also the City's goal. He stated there were some existing onsite parking spaces in front of the apartment. He acknowledged there were other commercial properties available in town, but he stated the existing home had more character and was one of the older buildings in town. He stated he did not understand why not rezone the property now if the goal was to rezone the area downtown in the future. He stated his request provided the City an opportunity to move in that direction, especially as the properties to the south and east were already zoned commercial.

Chairperson Harris stated the staff's presentation had shown the block to be currently zoned R-3. He added their request was not for downtown but for commercial.

Mr. Inkseep stated the adjacent property had been a business for twenty years.

Chairperson Harris stated that property had been considered grandfathered.

Mr. Hornickel stated the adjacent business, Petals, had been brought in as a non-conforming use before the current zoning code. He stated staff had found documentation stating they were allowed to operate as a business as long as they were in business. He stated staff had also recently been notified that Petals was no longer in business and therefore their ability to function as a commercial business would no longer be allowed. He stated the property would have to be rezoned C commercial if another business desired to be started at this location as the use would now be residential.

Mr. Inskeep asked what the process would be in the future for the City's goal to have everything downtown zoned the same.

Mr. Hornickel stated the goal of the community plan was to establish a vision for the next twenty years. He stated there were several properties currently within the D downtown district which had not been utilized to their greatest resulting in an overall demand not yet met. He stated the City's goal would be to first develop these undeveloped and underutilized properties prior to ever expanding the downtown's boundaries. He stated there was simply not enough need to currently expand the downtown boundaries.

Chairperson Harris asked if any of the Commissioners had any other questions of the applicant; there was no response. He then asked if there was anyone else that wished to make a comment or ask a question related to the item; there was no response. He asked if any of the Commissioners had any other questions.

Commissioner Woolery asked what type of residential zoning currently existed in the area.

Mr. Hornickel stated the area was zoned R-3, but any use allowed by a lesser zoning was allowed, such as single family homes or duplex units.

Chairperson Harris asked if any of the Commissioners had any other questions; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner McDowell and seconded by Vice-Chairperson Romine to approve Resolution 15-3.2.

AYES:	None
NOES:	Commissioners R. Davis, Huddleston, Loyd, McDowell, Woolery, Vice-Chairperson Romine and Chairperson Harris
ABSTAIN:	None
ABSENT:	Commissioners Best, Burney and L. Davis

Motion to approve Resolution 15-3.2 failed with a 0-7 vote.

7. **Request for a Preliminary Subdivision Plat for Phase 3 of the Welk Resort Branson Villas within the Property Located at 1984 State Highway 165, Branson, Missouri.**
Project No. 15-6.1 (15-00600001)
Applicant: Welk Resort

Mr. Hornickel presented the staff report as filed with the Planning and Development Department.

Chairperson Harris asked if any of the Commissioners had any other questions of staff; there was no response. He asked if there was anyone else that wished to make a comment or ask a question related to the item.

Ms. Mary Wegmann approached and stated she was a neighboring property owner on Skyview Drive and asked how close the new buildings would get to her property line.

Mr. Hornickel pointed out on the presentation the approximate location of Ms. Wegmann's property with her assistance.

Chairperson Harris asked if Ms. Wegmann's property was in the city limits.

Mr. Hornickel stated it was not. He stated planned developments were not required by code to provide a buffer from properties outside the City. He stated staff would review the planned development to verify whether a buffer had been approved to be included along with the development.

Chairperson Harris stated it may be helpful for Ms. Wegmann to review a copy of the planned development. He then asked if there was anyone else that wished to make a comment or ask a question related to the item.

Mr. Billy Tsai approached and stated he owned an undeveloped property on Skyview Drive. He asked where the sewer would be installed for the proposed buildings. He stated he would prefer to construct a septic system rather than connect to the City's sewer.

Chairperson Harris asked if the preliminary plat showed the existing and proposed sewer easements.

Mr. Hornickel stated the plat did and then showed their locations on the screen.

Mr. Tsai stated he was concerned with what he would be required to do regarding a septic system or connecting to sewer. He asked if he would have to deal with the City to get sewer.

Mr. Hornickel stated the requirements and process of connecting to sewer as his property was contiguous to the city limits.

Mr. Tsai asked how he would access the sewer through the applicant's property.

Mr. Hornickel stated he would need to speak with the property owners to gain access to the sewer through an agreed upon easement.

Mr. Tsai asked if he would be able to annex the property if he were to install a septic system first.

Mr. Hornickel stated the requirements of connecting to sewer based on his property being contiguous to current city limits through either the annexation or pre-annexation process. He stated the county, as they have recently, would not allow a septic system to be installed as the property is contiguous.

Mr. Tsai asked if he could talk to the county regarding a septic system.

Mr. Hornickel stated the City could not prevent him from having a conversation with the county.

Mr. Tsai asked if the Welk project had started.

Mr. Hornickel stated a portion of the sewer had previously been installed, but the preliminary plat process was the first step in the expansion of the system.

Chairperson Harris asked if there was anyone else that wished to make a comment or ask a question related to the item.

Mr. Bruce Hargis approached and asked for the applicant to leave a natural buffer along their boundaries and be mindful of their clearing.

Chairperson Harris stated Mr. Hargis may also benefit from reviewing the planned development. He then asked if there was anyone else that wished to make a comment or ask a question related to the item.

Ms. Sylvia Moore approached and stated she lived on Mimosa Street along the east side of the Welk property. She stated she was concerned for the tree clearing and lack of buffer. She stated she would also like to review a copy of the planned development.

Mr. Hornickel stated anyone interested in obtaining a copy of the planned development should provide their email address on the sign in sheet so staff could send a copy the following morning.

Chairperson Harris asked if there was anyone else that wished to make a comment or ask a question related to the item.

Mr. Keith Paschal approached and stated he resided on Skyview Drive. He asked what buffering would be required and what distance the proposed development would be from his property.

Commission McDowell asked what the depth of Mr. Paschal's lot was.

Mr. Paschal stated he did not know.

Mr. Hornickel stated the approximate distance was three hundred feet from the back of his property to the nearest point of the proposed development.

Mr. Paschal asked how traffic would flow in the future phases and whether any road would be extended through their neighborhood.

Mr. Hornickel referenced the zoning map on the screen which illustrated a conceptual plan of the development's road system. He stated no street connections were planned through the neighborhood except for an existing right of way located in the southwest portion of the Welk property. He additionally referenced the location of the undisturbed open space located in the northwest corner of the planned development, and the required landscape buffer along the exterior boundaries on the screen.

Mr. Paschal asked when the development would begin and end.

Mr. Hornickel stated the applicant would need to respond to that question.

Chairperson Harris asked if the applicant or their representative was present to speak in regards to the request.

Mr. Jack Houseman approached and stated he represented the applicant. He stated the next phase would be located one hundred fifty-four feet as measured from the closet lot to the parking area and then further to the buildings themselves. He stated the applicant wanted to start as soon as the process would allow and he was unsure of the completion date. He stated they wanted to start and finish the two buildings before they started the next two buildings.

Chairperson Harris asked about the roads exiting the property.

Mr. Houseman stated the proposed phase would only connect to existing roads within the development, as with the sewer system.

Chairperson Harris asked if any of the Commissioners had any other questions.

Commissioner Loyd stated he understood the concerns of the property owners who spoke.

Chairperson Harris asked if any of the Commissioners had any other questions; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Loyd and seconded by Vice-Chairperson Romine to approve Resolution 15-6.1.

AYES: Commissioners R. Davis, Huddleston, Loyd, McDowell, Woolery, Vice-Chairperson Romine and Chairperson Harris

NOES: None

ABSTAIN: None

ABSENT: Commissioners Best, Burney and L. Davis

Motion to approve Resolution 15-6.1 carried with a 7-0 vote.

COMMISSIONER & STAFF REPORTS

Mr. Hornickel stated staff had recently made recommendations to the City's Budget and Finance Committee for the 2015 Neighborhood Grants. He stated Lucia Ridge, Hiawatha Heights and Branson North had each submitted applications and received funding for their proposed projects. He stated the presentations of the grants would take place at the Board of Aldermen meeting on Tuesday, April 14, 2015. He stated staff was looking forward to working with its next neighborhood, Country Bluff Estates, in May.

Mr. Hornickel provided an update of the Planning and Development Department's projects. He stated the contract for the Tree Board's project of making aesthetic and maintenance improvements to the Gretna Road islands had been recently approved. He stated Zanaboni-Smith Design had been awarded the contract and the project kick-off would occur at the May Tree Board meeting. He stated staff would additionally be working with Spencer Fane Britt and Browne, after approval of their contract at the upcoming Board meetings, to review the entire zoning code. He stated the code review was directly recommended by the Community Plan 2030.

ADJOURNMENT

Motion by Commissioner McDowell and seconded by Commissioner R. Davis, and unanimously carried to adjourn the meeting at 9:06 pm.



Clark Harris, Chairperson

5-5-15

Date



Joel Hornickel, Director of Planning & Development

5/5/15

Date